



## CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Consider initiating the **annexation/reorganization** proceedings for the Bridgehaven Addition located on the west side of Woodhaven Lane between the Wine and Roses Country Inn and the W.I.D. canal.

MEETING DATE: April 1, 1992

PREPARED BY: Community Development Director

**RECOMMENDED ACTION:** That the City Council consider initiating the **annexation/reorganization** proceedings for the Bridgehaven Addition located on the west side of Woodhaven Lane between the Wine and Roses Country Inn and the W.I.D. canal.

**BACKGROUND INFORMATION:** The proposed Bridgehaven Addition encompasses 7 acres and is prepared for 50 single-family units on lots of approximately 4000 square feet. The project meets the growth management category for median density.

At its meeting of March 18, 1992 the City Council adjusted Ordinance No. 1544 designating the Bridgehaven area as MDR, Medium Density Multiple Family on the General Plan and Ordinance 1545 pre-zoning the area P-D (28), Planned Development District No. 28. The pre-zoning is required by the San Joaquin Local Agency Formation Commission as the first step in the annexation/reorganization process.

**FUNDING:** Application fees.

James B. Schroeder  
Community Development Director

JBS/cg

Attachments

APPROVED

THOMAS A. PETERSON  
City Manager



recycled paper

**CITY COUNCIL**

JAMES W. PINKERTON, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JACK A. SIEGLOCK  
JOHN R. (Randy) SNIDER

**CITY OF LODI**

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
BOB McNATT  
City Attorney

**March 6, 1992**

Mr. Gerald Scott  
Executive Director  
LAFCO of San Joaquin County  
1810 East Hazelton Avenue  
Stockton, CA 95205

**SUBJECT: BRIDGEHAVEN ADDITION – CITY SERVICE PLAN AND  
PRIME AGRICULTURAL CONVERSION STATEMENT.**

Dear Mr. Scott:

**CITY SERVICE PLAN**

**Enumeration of Services**

The City of Lodi provides sanitary sewer, water, storm drainage and electric power, as well as police and fire protection to all parcels within the City limits. Pacific Gas and Electric (P.G. & E.), Pacific Bell, and California Waste Removal provide natural gas, local telephone service, and refuse collection for all parcels within the City limits.

**Level and Range of Service**

The City of Lodi will provide the full level and range of required urban services. There are existing sanitary sewer, water, and storm drainage lines located within the Woodhaven Lane right-of-way (6" SS, 10" W, 18" SD). There is an existing park and storm drainage basin approximately one half of a mile to the south that will serve the project area. As stated above, electricity, police, fire, natural gas, refuse collection, and telephone service is available to the property and will be provided by the City, P.G.&E., California Waste Removal, and Pacific Bell.

**Availability of Service**

All City and public utility company services are available to the property subject to the developer making the necessary line extensions.

Mr. Gerald Scott  
March 6, 1992  
Page - 2

#### Improvements Required

A requirement of the developer is to make any necessary utility extensions prior to development of the property. This will include the following:

1. Sanitary sewer – extension of the existing sanitary sewer line to the north along the Woodhaven Lane frontage.
2. Water – extension of the existing water line to the north along the Woodhaven Lane frontage. A minor water line will also need to be looped through the property.
3. Storm Drainage – extension of the existing storm drainage line to the north along the Woodhaven Lane frontage.
4. Streets – full street improvements on Woodhaven Lane, including curb, gutter, sidewalk, and widening of the pavement.

#### Method of Financing

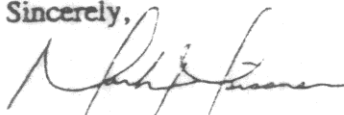
All required service extensions and other improvements will be done by the developers at their expense. The City may participate in some of the cost if oversized lines are required or improvements are made that benefit surrounding properties. The developer will also be required to pay Development Impact Mitigation Fees to finance capital improvements of new and existing City services.

#### Statement on the Conversion of Prime Agricultural Land

Development of the Bridgehaven property will result in the conversion of 7 acres of prime agricultural land. The land will be used for residential development. All of the land in and around the City of Lodi is prime agricultural land; consequently, it is not possible to direct new developments toward non-prime agricultural land.

The Bridgehaven property is a reasonable extension of the existing City limits. The property abuts the existing City limits on its south and west ends. The western boundary of the property fronts on Woodhaven Lane from which the property will be served by City and other utilities. The Bridgehaven property is within the General Plan boundaries of the City. Thus, the City's utility system has been designed to serve the property.

Sincerely,



Mark G. Meissner

Junior Planner

enclosure. Justification of Proposal

JUSTIFICATION OF PROPOSAL  
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

Filed with:  
LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY  
c/o Gerald F. Scott, Executive Officer  
1810 E. Hazelton  
Stockton, CA 95205

Phone: (209) 468-3198

Date: March 10, 1992

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

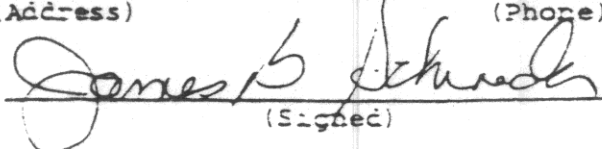
<input type="checkbox"/> incorporate a city	<input type="checkbox"/> disincorporate a city
<input type="checkbox"/> form a district	<input type="checkbox"/> dissolve a district
<input checked="" type="checkbox"/> annex territory to an agency	<input checked="" type="checkbox"/> detach territory from an agency
<input type="checkbox"/> consolidate existing agencies	

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's Office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8 1/2" x 11" which is the most preferable size and shall be no larger than 18" x 26").
4. Filing and processing fees in accordance with LAPCO fee schedule.

The following persons (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

Dana Smith	211 S. Avena Ave., Lodi, CA 95240	(209) 333-0115
(Name)	(Address)	(Phone)
James Schroeder	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6711
(Name)	(Address)	(Phone)
Alice Reimche	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702
	(Address)	(Phone)

  
(Signed)

**COMPLETE ALL QUESTIONNAIRE ITEMS**

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexations by name: BRIDGEHAVEN ADDITION  
Withdrawal from the Woodbridge Fire District and the Northern San Joaquin County Water Conservation District.
2. Statutory provisions governing proceedings: Local Government Reorganization Act 1985

1. Do proposed boundaries create an island or corridor of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .01 Acres 7.0
6. Population in subject area: 2 Number of registered voters: 0
7. Registered voter density (per acre): 0 Number of dwelling units: 2
8. Estimate of population increase in next 10 years: 132
9. Present land use of subject area: Agriculture
10. What is the intended development of this area: 50 Single-Family Medium Density Detached Dwellings
11. Present zoning: GA, General Agriculture (San Joaquin County)
12. Describe proposed zoning changes: The property will be zoned PD, Planned Development.
13. Assessed value of land: \$ 2,972.00
14. Assessed value of improvements \$ 0
15. Value of publicly owned land in area: \$ None
16. Governmental services required by this proposal which are not presently available: Lodi City Sewer, water, storm drainage, and City Police and Fire Protection. School K through 12.
17. What alternative measures would provide services listed in Item 16 above? Private well and septic tank, Yoodbridge Rural County Fire District and County Sheriff.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Extension of sewer, water, storm drainage and electrical lines along with improvements to streets including curb, gutter and sidewalk.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? Information is not available.
20. How will such costs be met? Developers will be required to provide all street and utility extensions prior to the development of any structures.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. ☐ Check here if you are submitting further comments and evaluations on additional pages.

civil engineers

323 West Elm Street  
Lodi, California 95240

**BAUMBACH & PIAZZA, INC.**

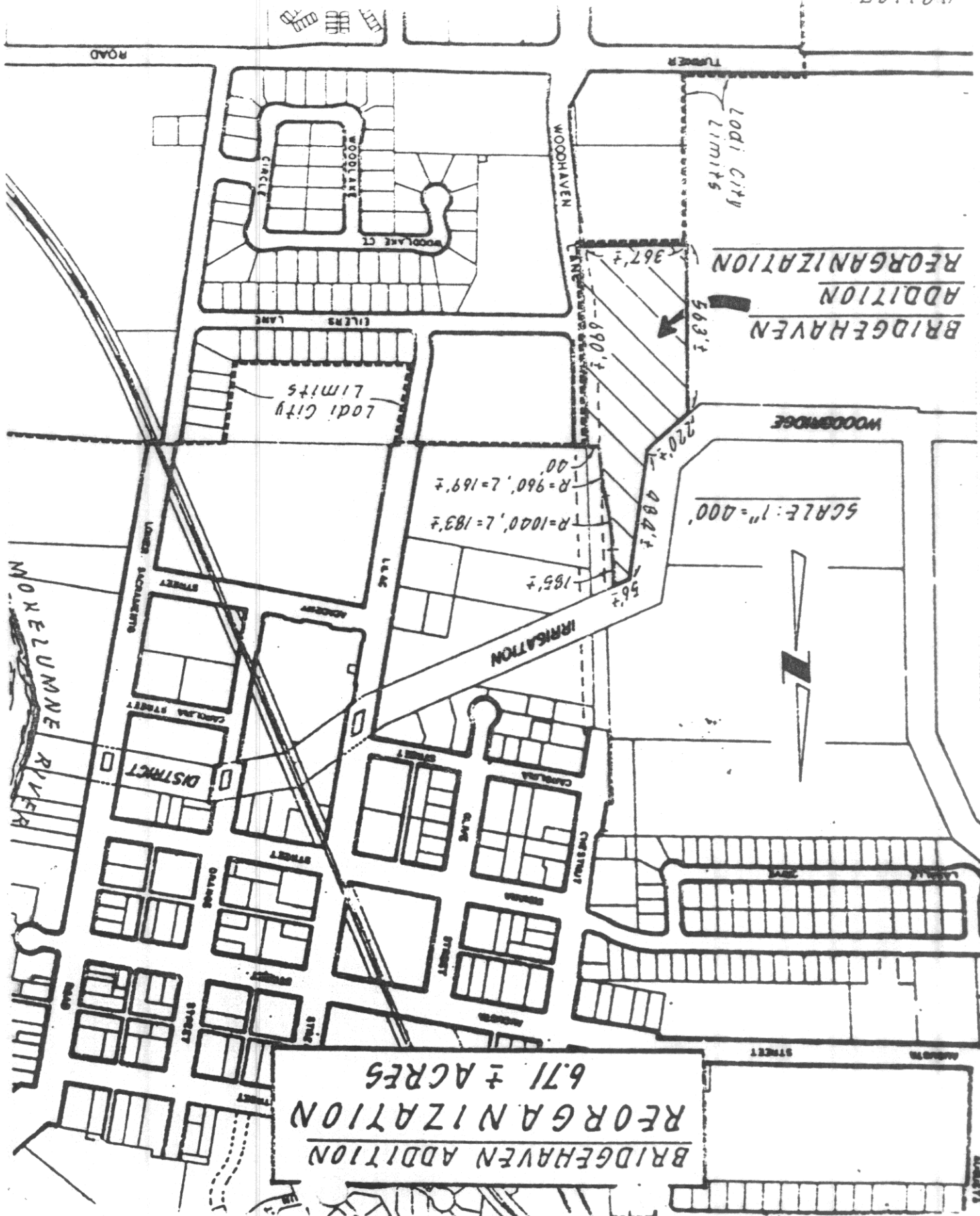
Phone (209) 368-6618

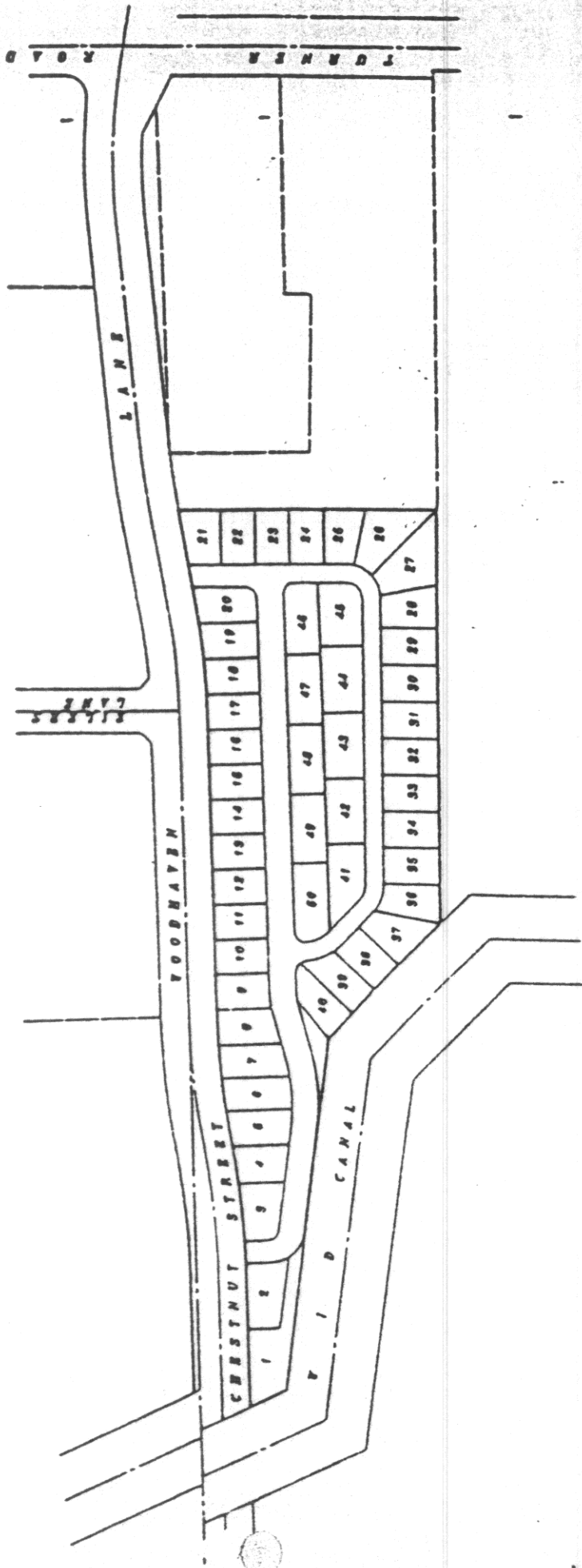
NOVEMBER 11, 1991  
JOB NO. 91107

**LEGAL DESCRIPTION  
BRIDGEHAVEN ADDITION**

A portion of the Southwest quarter of Section 34, Township 4 North, Range 6 East, Mount Diablo Base and Meridian, San Joaquin County, California being described as follows:

Beginning at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 34, Township 4 North, Range 6 East, said point also being the Northwest corner of the Eilers annexation to the City of Lodi, as described in City of Lodi Resolution 81-100; thence along the West line of said Eilers Annexation and being the East line of said Southwest quarter, South 689.92 feet to the Northeast corner of the Wine and Roses II Onnexation to the City of Lodi, as described in City of Lodi Resolution 90-132; thence along the North line of said Wine and Roses II Annexation, North 88° 55' 45" West, 367.22 feet to the Northwest corner of said Wine and Roses II Annexation: thence North 1° 31' 15" East, 565.32 feet to the South line of the Woodbridge Irrigation District Canal right of way; thence along said canal right of way, North 44° 57' East, 219.76 feet, North 8° 47' East, 485.98 feet, North 67° 17' East, 56.42 feet to the West line of Chestnut Street: thence along said West line, South, 184.91 feet; thence along a curve to the left, having a radius of 1040 feet, a central angle of 10° 06' 04" and an arc length of 183.35 feet to a point of reverse curvature: thence along a curve to the right having a radius of 960.00 feet, a central angle of 10° 06' 04" and an arc length of 169.25 feet; thence East, 40.00 feet to the Point of Beginning and containing 6.71 acres more or less.







RESOLUTION NO. 92-52  
=====

A RESOLUTION OF THE LODI CITY COUNCIL  
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION  
COMMISSION IN THE MATTER OF THE PROPOSED "BRIOGHEHAVEN ADDITION"  
ANNEXATION/REORGANIZATION, INCLUDING THE DETACHMENT OF CERTAIN  
TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of a combined area comprising 7 acres more or less adjacent to the City limits located on the west side of Woodhaven Lane between the Wine and Roses Country Inn and the Woodbridge Irrigation District Canal, and withdrawal of said 7 acres from the Woodbridge Fire District and the Northern San Joaquin County Water Conservation District located within the area to be annexed to the City of Lodi, at the northwest corner of Woodhaven Lane and Turner Road, approximately 500 feet north of Turner Road, APN 015-230-29, as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS. no other counties, cities, or districts are affected, and;

WHEREAS. the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Fire District and the Northern San Joaquin County Water Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;
- (3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;

- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;
- (5) The subject area is within the Lodi Sphere of Influence;
- (7) Future inhabitants in the subject area will gain **immediate** response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other **municipal** services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation **Commission** is hereby requested to approve the proposed "Bridgehaven Addition" which includes annexation of a combined 7 acres more or less. and detachment from the Woodbridge Fire District and the Northern San Joaquin County Water Conservation District as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: April 1, 1992

=====

I hereby certify that Resolution **No.** 92-52 was passed and adopted by the City Council of **the City** of Lodi in a regular meeting held April 1, 1992 by the following vote:

Ayes: Council Members -

Noes: Council Members -

Absent: Council **Members** -

Alice M. Reimche  
City Clerk

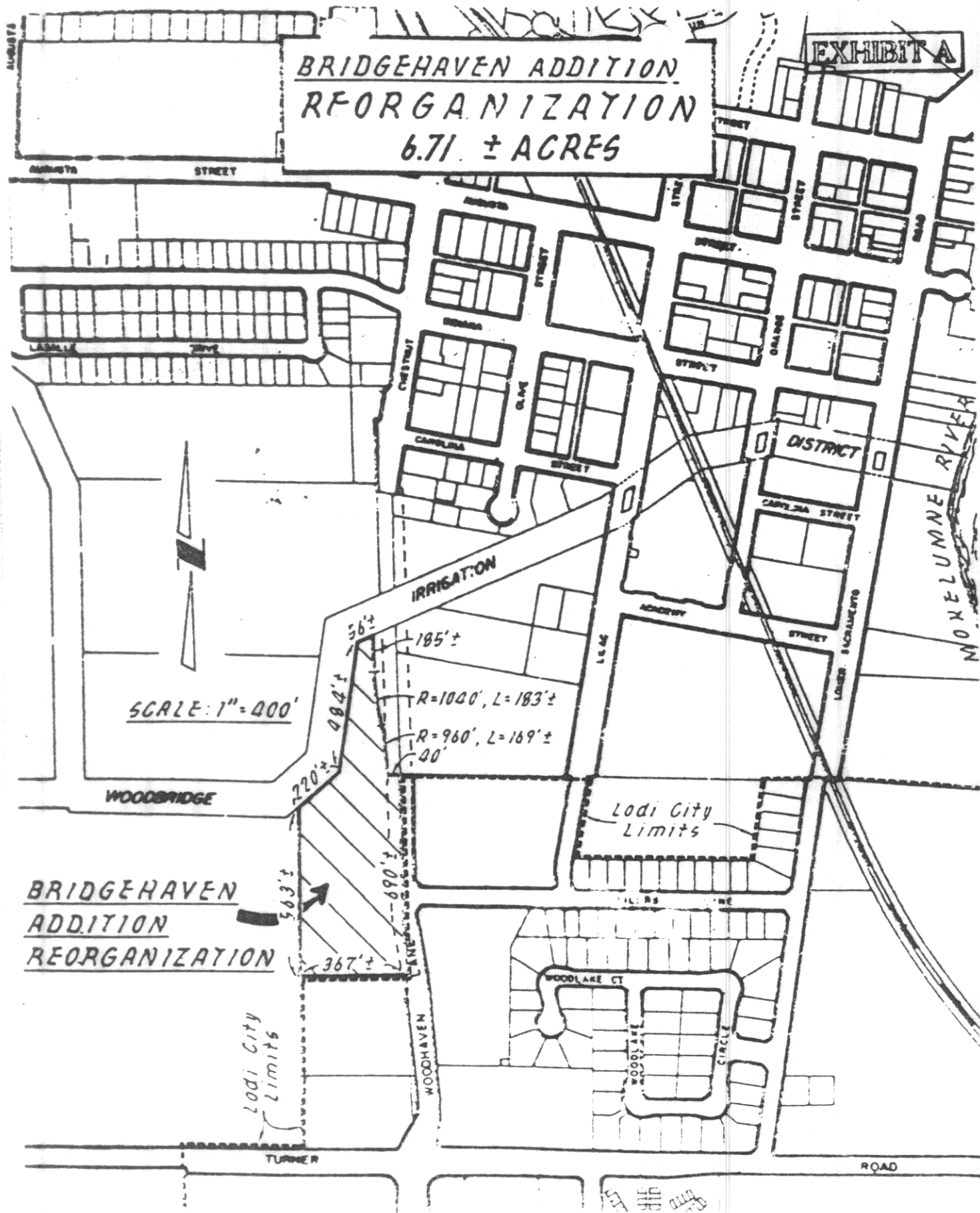


EXHIBIT A

BRIDGEHAVEN ADDITION  
REORGANIZATION  
6.71 ± ACRES

SCALE: 1" = 400'

BRIDGEHAVEN  
ADDITION  
REORGANIZATION

Lodi City  
Limits

WOODLAKE TRAFFIC CIRCLE

CITY COUNCIL

JAMES W. PINKERTON, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JACK A. SIEGLOCK  
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
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(209) 334-5634  
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THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
BOB McNATT  
City Attorney

April 2, 1992

Mr. Gerald Scott  
Executive Officer  
Local Agency Formation Commission  
1810 East Hazelton Street  
Stockton. CA 95205

Dear Mr. Scott:

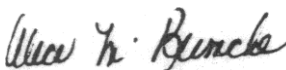
Enclosed herewith please find 4 certified copies of Resolution No. 92-52 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the proposed 'Bridgehaven Addition' Including the Detachment of Certain Territory Yithin the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- a) Three (3) copies of Justification of Proposal.
- b) Fifteen (15) copies of legal meets and bounds description of affected territory consistent with standard; acceptable to the County Surveyor's office.
- c) Fifteen (15) copies of maps showing affected territory.
- d) Filling and processing fees in accordance with LAFCO fee schedule (\$1,025.00).

Should you need additional information or have any questions regarding this matter, please don't hesitate to call.

Very truly yours,

  
Alice M. Reimche  
City Clerk

AMR/jmp

Enclosures

cc: James B. Schroeder, Community Development Director

ANNEX.05/TXTA.02J/ANNEX

RESOLUTION NO. 92-52  
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A RESOLUTION OF THE LODI CITY COUNCIL  
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION  
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TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

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NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Bridgehaven Addition" which includes annexation of a combined 7 acres more or less, and detachment from the Woodbridge Fire District and the Northern San Joaquin County Water Conservation District as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: April 1, 1992


=====

I hereby certify that Resolution No. 92-52 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 1, 1992 by the following vote:

Ayes: Council Members - Hinchman, Pennino, Sieglock, Snider  
and Pinkerton (Mayor)

Noes: Council Members - None

Absent: Council Members - None

  
Alice M. Remche  
City Clerk

**civil engineers**

323 West Elm Street  
Lodi, California 95240

**BAUMSACH & PIAZZA, INC.**

Phone (209) 368-6618

NOVEMBER 11, 1991  
JOB NO. 91107

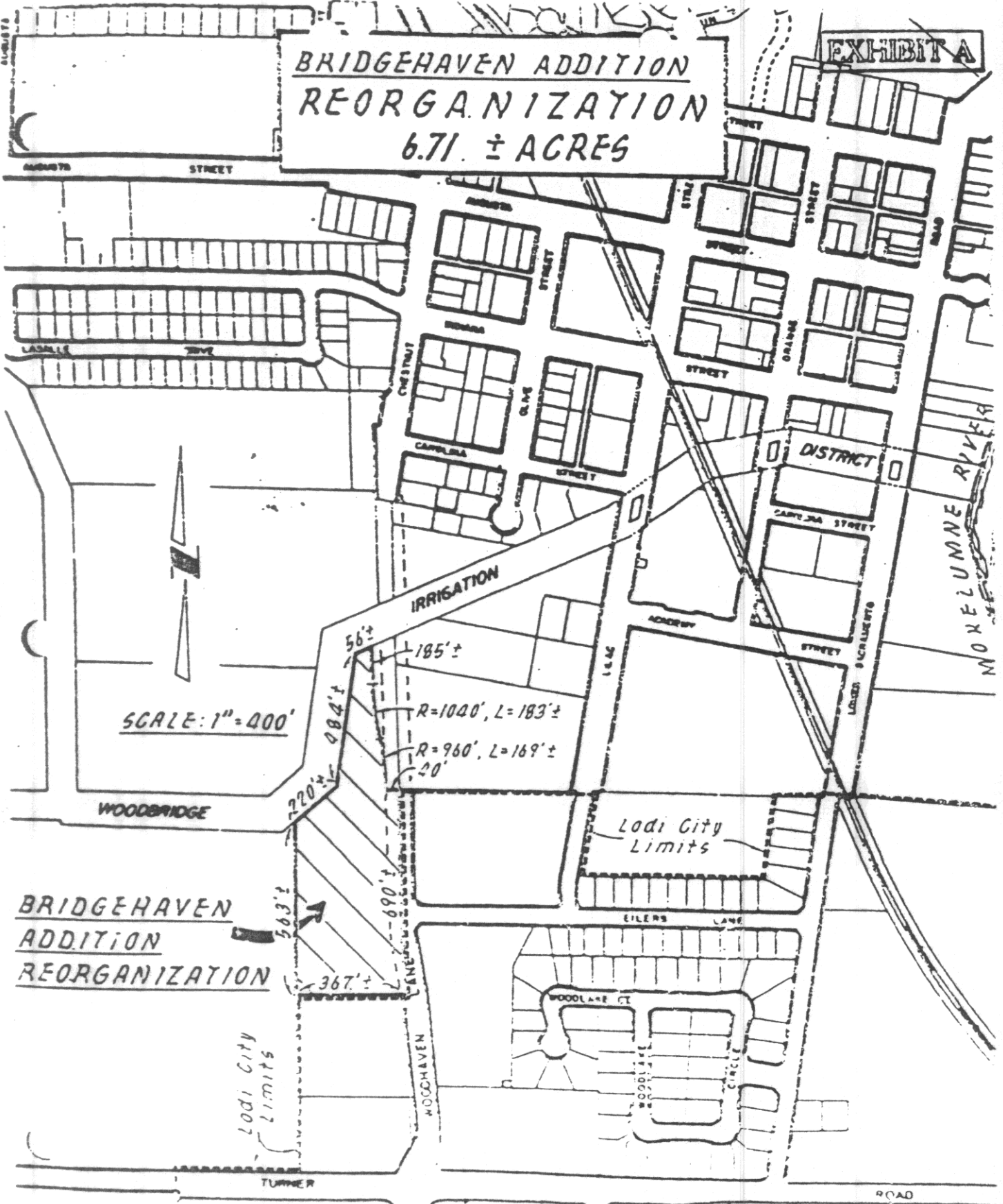
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**BRIDGEHAVEN ADDITION  
REORGANIZATION  
6.71 ± ACRES**

**EXHIBIT A**



SCALE: 1" = 400'

**BRIDGEHAVEN  
ADDITION  
REORGANIZATION**

Lodi City  
Limits



**JUSTIFICATION OF PROPOSAL**  
**FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES**

Filed with:

**LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY**  
d o Gerald F. Scott, Executive Officer  
1810 E. Hazelton  
Stockton, CA 95205

Phone: (209) 468-3198

Date: March 10, 1992

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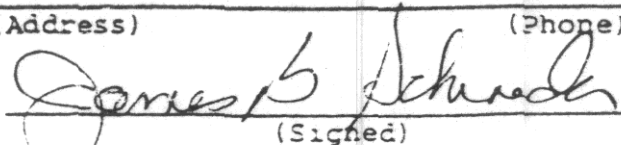
<u>      </u> incorporate a city	<u>      </u> disincorporate a city
<u>      </u> form a district	<u>      </u> dissolve a district
<u>  Y  </u> annex territory to an agency	<u>  Y  </u> detach territory from an agency
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3. Fifteen (15) copies of maps shoving affected territory and affected agencies (maps to be no smaller than 8 1/2" x 11" which is the most preferable size and shall be no larger than 18" x 26").
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(Name)	(Address)	(Phone)
James Schroeder	P.O. Box 3006. Lodi. CA 95241-1910	(209) 333-6711
(Name)	(Address)	(Phone)
Alice Reimche	P.O. Box 3006, Lodi. CA 95241-1910	(209) 333-6702
(Name)	(Address)	(Phone)

  
(Signed)

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4. Do proposed boundaries split lines of assessment or ownership? No.
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19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? Information is not available.
20. How will such costs be met? Developers will be required to provide all street and utility extensions prior to the development of any structures.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. ☐ Check here if you are submitting further comments and evaluations on additional pages.

# Notice of Determination

Appendix H

To: Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: (Public Agency) City of Lodi  
P.O. Box 3006  
(Address)  
Lodi, CA 95241-1910

☒ County Clerk  
County of San Joaquin



## Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

BRIDGEHAVEN ADDITION, PREZONING AND GENERAL PLAN AMENDMENT

Project Title

--

Mark Meissner

(269) 333-6711

State Clearinghouse Number  
(If submitted to Clearinghouse)

Lead Agency  
Contact Person

Area Code/Telephone/Extension

Northwest corner Woodhaven Lane & Turner Ad. 500 feet north of Turner Rd. San Joaquin Count.  
Project Location (include county)

## Project Description:

Annexation to the City of Lodi and General Plan Amendment and Prezonfdg of 6.71 acres of existing farmland. The land will be used for the development of single-family homes at medium density. The Lodi General Plan will be amended from PR, Planned Residential, to MDR, Medium Density Residential. The property will be prezoned PD, Planned Development.

This is to advise that the City of Lodi has approved the above described project on

☒ Lead Agency ☐ Responsible Agency

March 4, 1992 and has made the following determinations regarding the above described project  
(Date)

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☐ were ☒ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

Signature (Public Agency)

3-11-92  
Date

Jr. Planner  
Title

Date received for filing at OPR:

## NEGATIVE DECLARATION

Notice is hereby given that the city of Lodi Planning Department has determined that the following proposal will have "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date Jan. 10. 1992 Project Title: Bridgehaven Addition. Rezoning and General Plan Amendment

Responsible Agency: Lodi Planning Dept. Contact Person: Mark Meissner

### NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

Dana Smith

Address: 211 South Avma Avenue City: Lodi County: San Joaquin

Area Code: 209 Phone: 333-0115

### PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

- Annexation to the City of Lodi and General Plan Amendment and Rezoning of 6.71 acres of existing farmland. The land will be used for the development of single-family homes at medium density. The Lodi General Plan will be amended from PR.

Planned Residential, to MDR, Medium Density Residential. Zoning of the property

will be amended from GA. General Agriculture, to PO. Planned Development. The

property to be annexed is located at the northwest corner of Uoodhaven Lane & Turner Road, approximately 500 feet north of Turner Road (APN 015-230-29). The parcel has no street address.  
Project Location City: Lodi; Project Location County: SAN JOAQUIN COUNTY

Last Date to Appeal:

January 31, 1992

Address Where Preliminary Environment Assessment is Available:

LODI CITY PLANNING DEPT.  
221 W. Pine St., Lodi, CA 95240  
Phone: (209) 334-5634

1

- Will the Project Have a Significant Effect Through Any of the Following Impacts?

7.
  - a. Substantial alteration of natural topography, soil or subsoil features? NO
  - b. Substantially degrade surface or ground water quality? NO
  - c. Substantially deplete surface or ground water resources? NO
  - d. Substantially interfere with ground water flow or recharge? NO
  - e. Cause a significant affect related to flood, erosion or siltation? NO
  - f. Substantial interference with the habitat of any species of fish, wildlife or plant? NO
  - g. Violate ambient air quality standards or create substantial air emissions or objectionable odors? MAYBE
  - h. Substantialiy increase ambient noise or glare level for adjoining areas? NO
  - i. Substantial reduction of existing cropland? NO
  - j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards? NO
  - k. Have a substantial, demonstrable, negative aesthetic effect? NO
  - l. Result in the disruption or alteration of an archeological, historical or paleontological site? NO
  - m. Cause or allow substantial increase in consumption of any natural resources? NO
  - n. Results in the use or waste of substantial amounts of fuel or energy? NO
  - o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads? NO

- p. Substantially increase demand for or utilization of public services such as schools or fire or police protection? YES
- q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety? MAYBE
- r. Induce substantial growth, concentration or displacement of population? NO
- s. Result in an alteration or conflict with existing or planned land uses? NO
- t. Conflict with adopted plans, goals or policies of the City of Lodi? NO

**Adverse impacts of the project and their magnitude:**

Conversion of the property from vineyard to homes may cause a small decrease in ambient air quality standards and increase air emissions. Construction of homes will increase demand for or utilization of public services such as schools, fire and police protection. Homeowners and their vehicles will create a change in transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.

**Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study:**

1. **AIR QUALITY**, The ultimate conversion of the project site to 50 single family homes may cause a small decrease in ambient air quality standards and increase air emissions. Increases in the number of vehicle trips in and around the City may create a substantial increase in vehicle emissions for an area that was once a vineyard. The potential increase in the number of wood burning fireplaces may also add to the impact on air quality. Chapter 15, Air Quality, of the City of Lodi General Plan Environmental Impact Report states that "the City of Lodi will coordinate development project review with the San Joaquin County APCD in order to minimize future increase in vehicle travel and to assist in implementing any indirect source regulations adopted by the APCD." Implementation of this mitigation measure would reduce this impact to less than significant.
2. **CIRCULATION**, Additional vehicle trips will change transportation patterns related to existing traffic loads, street capacity and parking availability. In order to mitigate the impacts from traffic related problems resulting from new development of this annexation and future annexations, "The City shall review new developments for consistency with the General Plan Circulation Element and the capital improvements program. Those developments found to be consistent with the Circulation Element shall be required to pay their fair share of traffic impact fees. Those developments found to be generating more traffic than that assumed in the Circulation Element shall be required to prepare a site-specific traffic study and fund needed improvements not identified in the capital improvements program, in addition to paying their fair share of the traffic impact fees." The traffic impact fee will be used to finance future improvements such as traffic signals and street widening projects for older intersections and streets recently congested by new development.
3. **PUBLIC SERVICES**, Fifty new homes will increase the demand for or utilization of public services such as schools, fire and police protection. A residential project will produce additional school-age children. These students would attend the LUSD which is currently impacted due to overcrowding. In order to mitigate the problem of school overcrowding the applicant will be required to pay any school impaction fees that may be in effect at the time of approval. Payment of the fees will help in funding capital improvements which will reduce this impact to a less than significant level.

The increase in demand for fire protection will have a significant impact if the project is found to be outside of the three minute response time area of existing fire stations. The following City policies will be implemented to reduce the potential impact to a less than significant level: "As areas are developed beyond the 3-minute standard, additional fire stations, capital equipment, and personnel shall be provided or alternative fire protection measures shall be required." "The City shall assess development fees on all new residential development sufficient to fund capital improvements and equipment required to provide fire protection."

The increase in demand for police protection for this proposed project will not have a significant impact on existing facilities.

**RECOMMENDATION: Mitigated Negative Declaration**

**JAMES B. SCHROEDER**  
Environmental Review Officer

By  Date 01/17/92

**CITY COUNCIL**

JAMES W. FINKERTON, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JACK A. SIEGLOCK  
JOHN R. (Randy) SNIDER

**CITY OF LODI**

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
BOB McNATT  
City Attorney

March 6, 1992

Mr. Gerald Scott  
Executive Director  
LAFCO of San Joaquin County  
1810 East Hazelton Avenue  
Stockton, CA 95205

**SUBJECT: BRIDGEHAVEN ADDITION - CITY SERVICE PLAN AND  
PRIME AGRICULTURAL CONVERSION STATEMENT.**

Dear Mr. Scott:

**CITY SERVICE PLAN**

**Enumeration of Services**

The City of Lodi provides sanitary sewer, water, storm drainage and electric power, as well as police and fire protection to all parcels within the City limits. Pacific Gas and Electric (P.G. & E.), Pacific Bell, and California Waste Removal provide natural gas, local telephone service, and refuse collection for all parcels within the City limits.

**Level and Range of Service**

The City of Lodi will provide the full level and range of required urban services. There are existing sanitary sewer, water, and storm drainage lines located within the Woodhaven Lane right-of-way (6" SS, 10" W, 18" SD). There is an existing park and storm drainage basin approximately one half of a mile to the south that will serve the project area. As stated above, electricity, police, fire, natural gas, refuse collection, and telephone service is available to the property and will be provided by the City, P.G.&E., California Waste Removal, and Pacific Bell.

**Availability of Service**

All City and public utility company services are available to the property subject to the developer making the necessary line extensions



Mr. Gerald Scott  
March 6, 1992  
Page-2

### Improvements Required

A requirement of the developer is to make any necessary utility extensions prior to development of the property. This will include the following:

1. **Sanitary sewer** -- extension of the existing sanitary sewer line to the north along the Woodhaven Lane frontage.
2. **Water** -- extension of the existing water line to the north along the Woodhaven Lane frontage. A minor water line will also need to be looped through the property.
3. **Storm Drainage** -- extension of the existing storm drainage line to the north along the Woodhaven Lane frontage.
4. **Streets** -- full street improvements on Woodhaven Lane, including curb, gutter, sidewalk, and widening of the pavement.

### Method of Financing

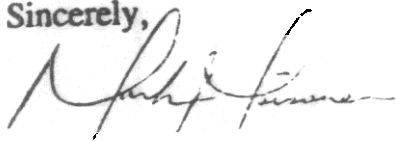
All required service extensions and other improvements will be done by the developers at their expense. The City may participate in some of the cost if oversized lines are required or improvements are made that benefit surrounding properties. The developer will also be required to pay Development Impact Mitigation Fees to finance capital improvements of new and existing City services.

### Statement on the Conversion of Prime Agricultural Land

Development of the Bridgehaven property will result in the conversion of 7 acres of prime agricultural land. The land will be used for residential development. All of the land in and around the City of Lodi is prime agricultural land; consequently, it is not possible to direct new developments toward non-prime agricultural land.

The Bridgehaven property is a reasonable extension of the existing City limits. The property abuts the existing City limits on its south and west ends. The western boundary of the property fronts on Woodhaven Lane from which the property will be served by City and other utilities. The Bridgehaven property is within the Plan boundaries of the City. Thus, the City's utility system has been designed to serve the property.

Sincerely,



Mark G. Meissner  
Junior Planner

enclosure: Justification of Proposal

**BAUMEACH & PIAZZA, INC.**

**Phone (209) 368-6618**

**NOVEMBER 11, 1991**

**JOB NO. 91107**

**LEGAL DESCRIPTION  
BRIDGEHAVEN ADDITION**

A portion of the Southwest quarter of Section 34, Township 4 North, Range 6 East, Mount Diablo Base and Meridian, San Joaquin County, California being described as follows:

Beginning at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 34, Township 4 North, Range 6 East, said point also being the Northwest corner of the Eilers Annexation to the City of Lodi, as described in City of Lodi Resolution 81-100; thence along the West line of said Eilers Annexation and being the East line of said Southwest quarter, South 689.92 feet to the Northeast corner of the Wine and Roses II Annexation to the City of Lodi, as described in City of Lodi Resolution 90-132; thence along the North line of said Wine and Roses II Annexation, North 88° 55' 45" West, 367.22 feet to the Northwest corner of said Wine and Roses II Annexation; thence North 1° 31' 13" East, 563.32 feet to the South line of the Woodbridge Irrigation District Canal right of way; thence along said canal right of way, North 44° 37' East, 219.76 feet, North 8° 47' East, 483.98 feet, North 67° 17' East, 56.42 feet to the West line of Chestnut Street; thence along said West line, South, 184.91 feet; thence along a curve to the left, having a radius of 1040 feet, a central angle of 10° 06' 04" and an arc length of 183.35 feet to a point of reverse curvature; thence along a curve to the right having a radius of 960.00 feet, a central angle of 10° 06' 04" and an arc length of 169.25 feet; thence East, 40.00 feet to the Point of Beginning and containing 6.71 acres more or less.

BRIDGEHAVEN ADDITION  
REORGANIZATION  
6.71 ± ACRES

AUGUSTA STREET

LAKELAND DRIVE

CAMELINA STREET

GLEN STREET

DISTRICT STREET

CAMELINA STREET

LANE STREET

SACRAMENTO STREET

MOXELUMNE RIVER

IRRIGATION

SCALE: 1"=400'

BRIDGEHAVEN  
ADDITION  
REORGANIZATION

BRIDGEHAVEN  
ADDITION  
REORGANIZATION

WOODLAKE CT

WOODLAKE CIRCLE

ROAD

56'±

185'±

R=1040', L=183'±

R=960', L=169'±

40'

220'±

484'±

563'±

367'±

690'±

Lodi City Limits

Lodi City Limits

SCALE: 1" = 400'

BRIDGEHAVEN  
ADDITION  
REORGANIZATION

Lodi City  
Limits

Lodi City Limits

**IRRIGATION**

**DISTRICT**

A simple line drawing of a river, labeled 'MOXELUNNE RIVER' in capital letters above it. The river flows from the top right towards the bottom left.

FILE NO	LAB NO
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WOODLAKE CT

JUN 10 00A

275013

ROAD

#91107

**DANA LANDSCAPE & DESIGN**

CONTR. LIC. 383344  
LIC. N3807488 PH. 209-333-011  
211 S. AVENUE AVE.  
LODI, CA 95240

EXPLANATION	AMOUNT

1521

90-844-1211

PAY  
AMOUNT  
OF

ONE THOUSAND TWENTY FIVE &amp; 40/100 DOLLARS

CHECK  
AMOUNT

DATE	TO THE ORDER OF	GROSS	WITH U.S. INC. TAX	FICA	STATE INC. TAX	SDI	CHECK NUMBER
4-15-92	LAFLO	BRIDGEHAVEN					1521
		DESCRIPTION					

\$ 1025.00

FARMERS & MERCHANTS BANK  
121 W. PINE ST., LODI, CA 95240

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00163058⑈

